155.0	0003	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	736,200 /	736,200
					USE VALUE:	736,200 /	736,200
					ASSESSED:	736,200 /	736,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHRISTALIN SUZE		
Owner 2:			
Owner 3:			
Street 1:	154 GEORGE ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	MATTCHEN PATRICIA K/TRUSTEE -
Owner 2:	PATRICIA K MATTCHEN LIVING TR -
Street 1:	154 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Vinyl Exterior and 1800 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	316,200		420,000	736,200
Total Card	0.138	316,200		420,000	736,200
Total Parcel	0.138	316,200		420,000	736,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.00 | /Parcel: 409.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	103131
GIS Ref	
GIS Ref	
Insp Date	06/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	316,200	0	6,000.	420,000	736,200	736,200	Year End Roll	12/18/2019
2019	101	FV	239,700	0	6,000.	420,000	659,700	659,700	Year End Roll	1/3/2019
2018	101	FV	239,700	400	6,000.	354,000	594,100	594,100	Year End Roll	12/20/2017
2017	101	FV	239,700	400	6,000.	324,000	564,100	564,100	Year End Roll	1/3/2017
2016	101	FV	239,700	400	6,000.	276,000	516,100	516,100	Year End	1/4/2016
2015	101	FV	230,100	400	6,000.	240,000	470,500	470,500	Year End Roll	12/11/2014
2014	101	FV	230,100	400	6,000.	222,000	452,500	452,500	Year End Roll	12/16/2013
2013	101	FV	230,100	400	6,000.	211,200	441,700	441,700		12/13/2012

!12154!

PRINT

Date	Time
12/11/20	02:15:53

LAST REV

Date	Time
09/13/18	18:10:01
danam	
12154	

USER DEFINED

Prior Id # 1:	103131
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTCHEN PATRIC	66614-414		12/31/2015		595,000	No	No		
MATTCHEN PATRIC	64379-20		10/17/2014	Convenience	99	No	No		
MATTCHEN MICHAE	21696-287		1/21/1992		102,500	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2018	1249	Re-Roof	16,490	C				
9/10/2004	874	Wood Dec	10,700	C				rebuild existing d
1/26/2001	31	Alterati	4,000	C				INSTALL 2 CHANNEL
9/30/1992	488	Siding	6,641					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	Inspected	CC	Chris C
5/21/2018	MEAS&NOTICE	BS	Barbara S
5/10/2016	Sales Review	PT	Paul T
10/17/2008	Meas/Inspect	163	PATRIOT
1/29/2000	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	270	PATRIOT
7/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23333335
Const Adj.:	0.99989998
Adj $ / SQ:	166.483
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429642
Depreciation:	113426
Depreciated Total:	316217

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

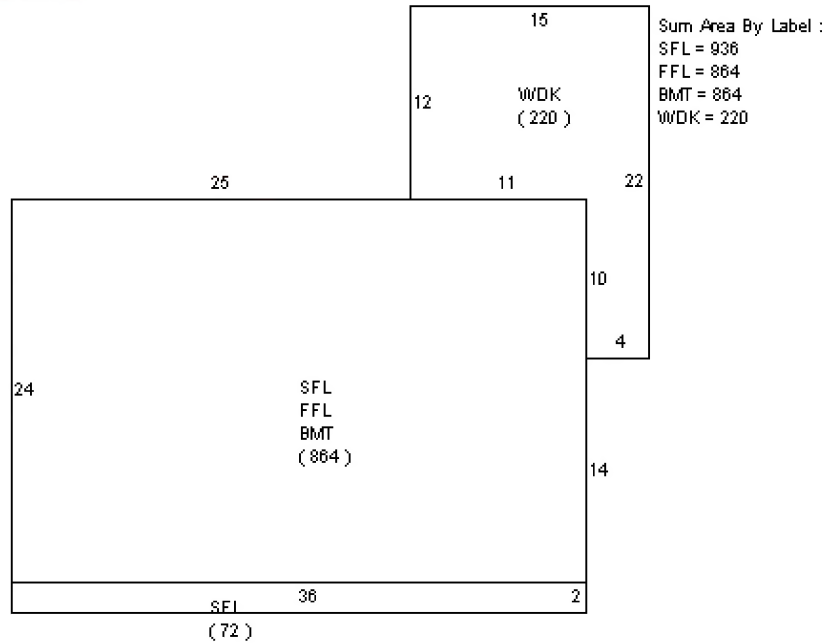
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.48
Special Features:	0	Val/Su Net:	109.64
Final Total:	316200	Val/Su SzAd	175.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	936	166.480	155,828
BMT	Basement	864	49.950	43,152
FFL	First Floor	864	166.480	143,842
WDK	Deck	220	10.540	2,320

Net Sketched Area:	2,884			Total:	345,142
Size Ad	1800	Gross Are	2884	FinArea	1800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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